



## Rose Park Close, Hayes, UB4 9AT

THIS IS AN OUTSTANDING 3/4 BEDROOM / 2 BATHROOM TOWNHOUSE REFURBISHED AND DECORATED THROUGHOUT TO A VERY HIGH STANDARD. SPACIOUS LIVING SPACE WITH GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS PLUS TOILETS ON EACH FLOOR IS ARRANGED AS FOLLOWS:-

On the ground floor the original integral garage space has now been converted into a cozy tv lounge / occasional 4th bedroom, downstairs toilet/washroom, good sized modern kitchen (re-fitted July 2025) with door out into the rear garden with a feature covered seating area ideal for BBQ's and an easy maintained artificial lawned area.

The 1st floor has a large lounge, double bedroom and another toilet/washroom.

On the 2nd floor (top) is a master bedroom with en-suite shower and toilet with under floor heating, a single bedroom and a family bathroom/toilet. Outside to the front is your own driveway providing off street parking for 2 cars.

This is a modern built cul-de-sac off Yeading Lane close to shopping parades, direct bus route links to Hayes Town centre and Elizabeth line station and short walk to Yeading Infant/Nursery, Belmore Primary and Barnhill High School.

**Offers In Excess Of £530,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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GROUND FLOOR

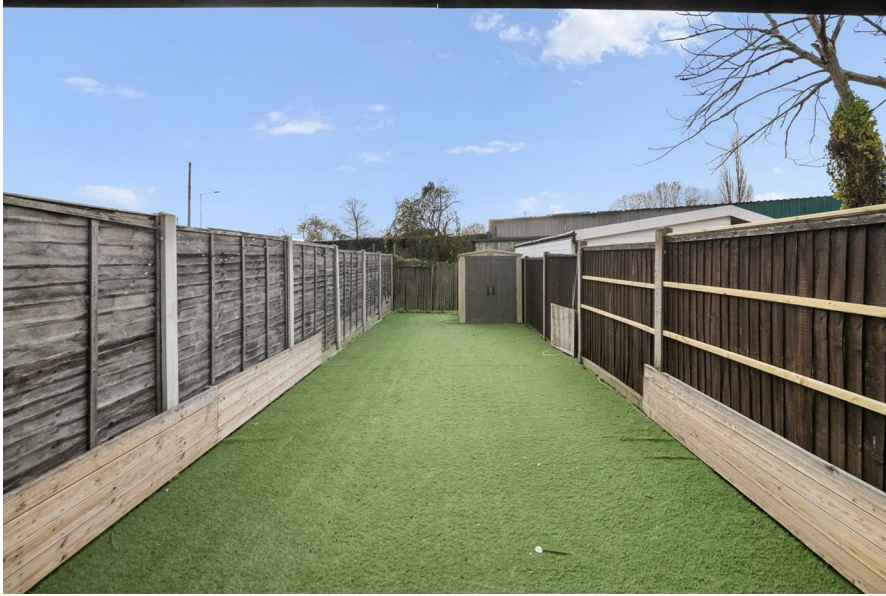




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FIRST FLOOR





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SECOND FLOOR



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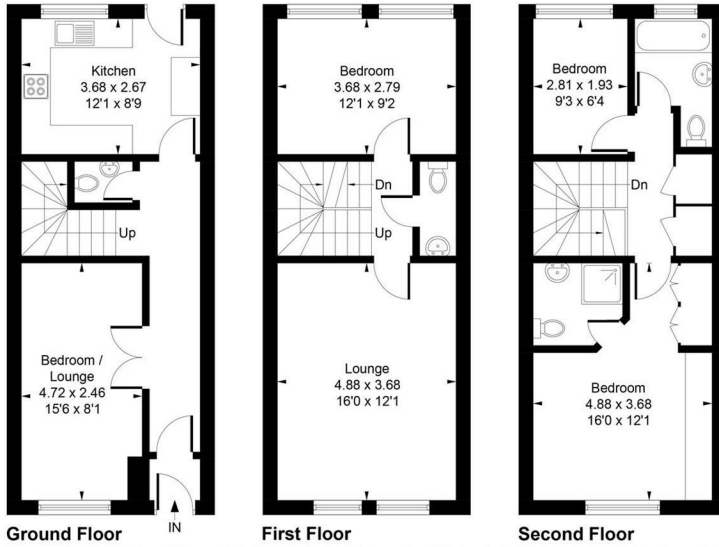


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Approximate Gross Internal Area  
110.77 sq m / 1192 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>80</p>	<p>84</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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